

001.0

0001

0027.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

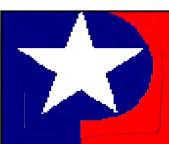
877,900 / 877,900

USE VALUE:

877,900 / 877,900

ASSESSED:

877,900 / 877,900



PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
36-36A		MAGNOLIA ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: MC DERMOTT MARY M/LIFE ESTATE	
Owner 2:	
Owner 3:	
Street 1: 36 MAGNOLIA ST	
Street 2:	

Twn/City: ARLINGTON	St/Prov: MA	Cntry:	Own Occ: Y
	Postal: 02474		Type:

PREVIOUS OWNER	St/Prov: MA	Cntry:	Own Occ: Y
Owner 1: MC DERMOTT JOHN J & MARY M -			

Owner 2: -	Street 1: 36 MAGNOLIA ST	Twn/City: ARLINGTON	St/Prov: MA	Cntry:
	Postal: 02474		Postal: 02474	

NARRATIVE DESCRIPTION	SALES INFORMATION	TAX DISTRICT	PAT ACCT.
<p>This parcel contains .092 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1914, having primarily Wood Shingle Exterior and 2269 Square Feet, with 3 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.</p>			

OTHER ASSESSMENTS	Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	MC DERMOTT JOHN	1481-15		11/13/2015	Convenience		1	No	No	
		890-90		7/1/1977			1	No	No	John J McDermott d.o.d. 7/12/2007 bk 890 pg 9

PROPERTY FACTORS	Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	ACTIVITY INFORMATION
Item	Code	Description	%	Item	Code	Description				Date
Z	R2	TWO FAMIL	100	water						Result
o				Sewer						By
n				Electri						Name
Census:				Exempt						
Flood Haz:										
D				Topo	2	Above Stree				
s				Street						
t				Gas:						

LAND SECTION (First 7 lines only)	Sign:	VERIFICATION OF VISIT NOT DATA
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Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4000		Sq. Ft.	Site		0	80.	1.35	1									432,000						432,000	

Total AC/HA: 0.09183

Total SF/SM: 4000

Parcel LUC: 104 Two Family

Prime NB Desc: ARLINGTON

Total: 432,000

Spl Credit

Total: 432,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling

apro

2023

EXTERIOR INFORMATION

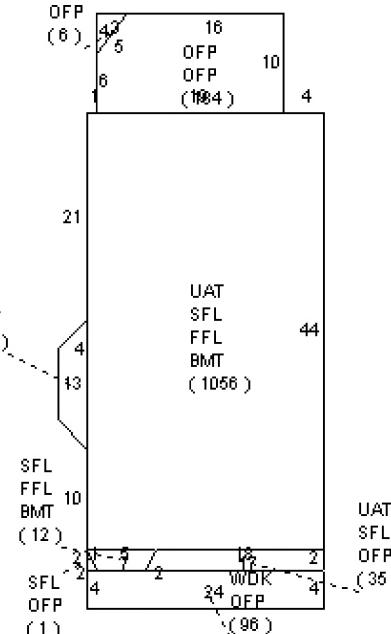
Type:	13 - Multi-Garden
Sty Ht:	2A - 2 Sty +Attic
(Liv) Units:	3 Total: 3
Foundation:	2 - Conc. Block
Frame:	1 - Wood
Prime Wall:	1 - Wood Shingle
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	BROWN
View / Desir:	

BATH FEATURES

Full Bath:	2	Rating: Average
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:		Rating:

COMMENTS

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SKETCH**RESIDENTIAL GRID**

1st Res Grid	Desc: Line 1	# Units	2
Level	FY LR DR D K FR RR BR FB HB L O		
Other			
Upper			
Lvl 2			
Lvl 1			
Lower			
Totals	RMS: 10	BRs: 4	Baths: 2 HB

OTHER FEATURES

Kits:	1	Rating: Average
A Kits:	1	Rating: Fair
Fpl:		Rating:
WSFlue:		Rating:

CONDOS INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

REMODELING

Exterior:	No Unit	RMS	BRS	FL
Interior:		2	5	2
Additions:				
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
General:				
Totals				
	2	10	4	

RES BREAKDOWN**DEPRECIATION**

Phys Cond:	AV - Average	31. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:	31	%

CALC SUMMARY

Basic \$ / SQ:	180.00
Size Adj.:	1.12127471
Const Adj.:	0.98010004
Adj \$ / SQ:	197.813
Other Features:	97750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	638833
Depreciation:	198038
Depreciated Total:	440795

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
89	027.0-0002-0017.0		8/27/1998	320,000
89	001.0-0001-0005.0		12/22/1998	320,000
88	048.0-0005-0001.0		10/2/1998	315,000
87	001.0-0001-0009.0		2/27/1998	278,000
86	023.0-0001-0009.0		10/1/1998	280,000
85	047.0-0002-0011.0		6/15/1998	335,000
WtAv\$/SQ:		AvRate:	87.33	Ind.Val 296976.5267
		Juris. Factor:	1.00	Before Depr: 197.81
		Special Features:	0	Val/Su Net: 104.98
		Final Total:	440800	Val/Su SzAd 197.85

SKETCH

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	Ten
SFL	Second Floor	1,132	197.810	223,924	UAT	100	FLA		15	
BMT	Basement	1,096	59.340	65,041						
FFL	First Floor	1,096	197.810	216,803						
OPF	Open Porch	506	19.370	9,800						
UAT	Upper Attic	273	88.030	24,009						
WDK	Deck	96	15.680	1,505						
Net Sketched Area: 4,199					Total:	541,082				
Size Ad	2228	Gross Area	5017	FinArea	2269					

IMAGE
AssessPro Patriot Properties, Inc
MOBILE HOME
 Make: Model: Serial #: Year: Color:
SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1925	21.25	T	40	104			5,100			5,100

More: N

Total Yard Items: 5,100 Total Special Features:

Total: 5,100